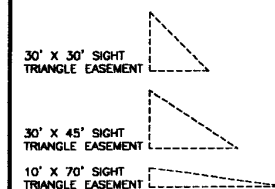
VICINITY MAP  
NOT TO SCALE

CURVE	LENGTH	RADIUS	CHORD
C1	42.85'	200.00'	S 30°34'01" W 42.77'
C2	61.19'	200.00'	S 45°28'09" W 60.95'
C3	57.62'	200.00'	S 62°29'12" W 57.42'
C4	47.12'	30.00'	N 64°15'37" W 42.43'
C5	49.87'	180.00'	N 27°11'53" W 49.71'
C6	61.66'	180.00'	N 44°56'57" W 61.36'
C7	4.70'	180.00'	N 55°30'37" W 4.70'
C8	7.20'	25.00'	N 48°00'30" W 7.17'
C9	5.82'	60.00'	N 42°32'11" W 5.82'
C10	54.09'	60.00'	N 71°08'22" W 52.27'
C11	30.00'	60.00'	S 68°42'46" W 29.69'
C12	50.40'	60.00'	S 30°19'24" W 48.93'
C13	27.44'	60.00'	S 06°50'27" W 27.20'
C14	69.03'	60.00'	S 52°53'55" E 65.29'
C15	42.11'	60.00'	N 74°02'15" E 41.25'
C16	33.79'	25.00'	S 87°20'59" E 31.27'
C17	34.21'	120.04'	S 40°28'05" E 34.09'
C18	27.31'	120.04'	S 25°46'52" E 27.25'
C19	47.12'	30.00'	S 25°44'23" W 42.43'
C20	59.32'	260.00'	S 64°12'11" W 59.20'
C21	72.36'	260.00'	S 49°41'38" W 72.12'
C22	31.62'	30.00'	S 71°54'59" W 30.18'
C23	44.97'	30.00'	N 00°51'31" E 40.87'
C24	65.65'	200.00'	N 55°37'04" E 65.36'
C25	12.64'	200.00'	N 66°49'58" E 12.64'
C26	57.68'	260.00'	N 64°23'02" E 57.56'
C27	56.08'	260.00'	N 51°58'56" E 55.97'
C28	62.02'	260.00'	N 38°50'11" E 61.87'
C29	34.37'	260.00'	N 28°12'59" E 34.34'
C30	22.33'	20.00'	S 31°47'11" W 21.19'
C31	138.09'	805.00'	N 37°10'00" W 137.92'
C32	8.43'	200.00'	N 45°00'22" E 8.43'
C33	7.32'	200.00'	N 69°41'30" E 7.32'

**PROPOSED  
RE-ALIGNMENT OF  
BLACKWELDER ROAD  
NCMA PROJECT NO.  
MA 10077A**

## NOTES:

- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
- AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 37025C01150; EFFECTIVE DATED NOVEMBER 2, 1994.
- PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
- ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.
- PRELIMINARY OPINION ON TITLE FOR THE PROPERTY OF JERRY R. BLACKWELDER AND WIFE, BETTY D. BLACKWELDER BY NEXSEN, PRUET, JACOBS, AND POLLARD, PLLC DATED SEPTEMBER 26, 2003.
- CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

## REFERENCES:

- DEEDS SHOWN HEREON.
- CABARRUS COUNTY TAX MAP 5518-01.
- PLAT FOR THE BOARD OF LIGHT AND WATER COMMISSIONERS FOR THE PROPOSED SANITARY SEWER ROCKY RIVER OUTFALL BY CONCORD ENGINEERING & SURVEYING, INC. AS REVISED 12/04/86.
- PLAT ENTITLED PROPERTY OF THE J.R. BLACKWELDER ESTATE, DATED JUNE 1945 MAP BOOK 7 PAGE 9 CABARRUS COUNTY REGISTER OF DEEDS.
- PLAT ENTITLED FINAL MINOR SUBDIVISION OF MICHAEL L. BURRIS AND DORIS B. BURRIS PROPERTY BY CONCORD ENGINEERING, INC. DATED 09/22/99 MAP BOOK 34 PAGE 105 CABARRUS COUNTY REGISTER OF DEEDS.
- UNRECORDED PLAT ENTITLED TOPOGRAPHIC AND BOUNDARY SURVEY FOR MONFORD LOVE JR. PROPERTY DATED 12/03/01 BY CONCORD ENGINEERING AND SURVEYING, INC. CESI JOB NO. 011105.001.
- UNRECORDED PLAT ENTITLED BOUNDARY SURVEY OF CODDLE CREEK, LLC PROPERTIES DATED JULY 28, 2002 BY CONCORD ENGINEERING AND SURVEYING, INC. CESI JOB NO. 011105.001.
- GLENGROVE PHASE 2 BY TURNBULL-SIGMON DESIGN AS REVISED.

## CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE 9-26-05 Jonathan Marshall  
CITY ATTORNEY

NCGS MONUMENT "LAWN"  
N: 587472.4733  
E: 1512162.0019  
C.G.F.: 0.9998445  
N.C. GRID - NAD 83(86)

OWNER:  
GLENGROVE, LLC  
5518-26-9591  
DB. 5424, PG. 141

KEY MAP  
NOT TO SCALE

## CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:  
10,000 SQ. FT.

PRINCIPAL SETBACKS:  
FRONT = 20'  
SIDE = 5'  
SIDE STREET = 10'  
REAR = 20'

ZONED: CURM-2

## SITE DATA

TOTAL ACREAGE	6.835	TOTAL LINEAR FEET OF STREET	911
TOTAL LOTS	22	GROVECREEK POND DR. SW	563
ACREAGE IN OPEN SPACE	0.424	JUNIPER GROVE CT. SW	348
ACREAGE IN STREET R/W	1.347		
ACREAGE IN LOTS	5.064		

## Street Blades:

- [1] 3630 Grovecreek Pond Dr SW at 4900 Juniper Grove Ct SW
- [2] 3650 Grovecreek Pond Dr SW at 5000 Blackwelder Rd

## Street Key #'s

- Grovecreek Pond Dr SW - 2715  
Juniper Grove Ct SW - 2716  
Blackwelder Rd - no key

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning

## CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE GLENGROVE SUBDIVISION PHASE 2 PHASE 1 SUBDIVISION.

DATE 9/14/05 Sue B. Hyde  
DIRECTOR OF ENGINEERING

## CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE GLENGROVE SUBDIVISION PHASE 2 PHASE 1 SUBDIVISION.

DATE 9-8-05 W.A. Scamone  
DIRECTOR OF ELECTRIC SYSTEMS

## LEGEND

PSDE	PUBLIC STORM DRAINAGE ESM'T
○	SET IRON PIN (#5 REBAR)
●	EXISTING IRON PIN (AS DESCRIBED)
□	SET CONCRETE CONTROL MONUMENT
×	NO POINT SET
---	TIE LINE
---	BOUNDARY AS SURVEYED
---	BOUNDARY BY DEED OR PLAT
---	RIGHT OF WAY
---	EASEMENT
---	BUILDING SETBACK
---	WETLANDS

LINE	BEARING	DISTANCE
L1	S 57°25'43" W	77.80'

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 9-21-2005 Jonathan Marshall by David Hobbins  
REVIEW OFFICER

## CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1 PHASE 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE 9/8/05 Jonathan Marshall  
FINANCE DIRECTOR

## PLAT CERTIFICATION

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (OR DESCRIPTION RECORDED AS SHOWN) AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HEREON, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED AND THAT:

☐ A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF MAY, 2005 A.D.

J. E. Craddock  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. LD-3699

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

Jonathan Marshall  
OWNER



**SUBDIVISION PLAT OF  
GLENGROVE SUBDIVISION PHASE 2  
PHASE 3**

NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

## FOR CLIENT:

GLENGROVE, LLC  
2300 SARDIS ROAD N., SUITE M  
CHARLOTTE, NC 28227

DATE: MAY 5, 2005  
SCALE: 1" = 60'  
JOB NO.: 030901\_031  
ACAD FILE: PH2PH3.DWG

COMPUTED BY: GEG  
DRAWN BY: GEG/JRB  
CHECKED BY: JEC

SCALE IN FEET  
0 60 120 180

CONCORD  
ENGINEERING &  
SURVEYING, INC.

ENGINEERS - SURVEYORS - PLANNERS  
45 SPRING STREET SW  
CONCORD, NC 28025  
PHONE (704) 786-5404  
FAX (704) 786-7454  
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